074.0	0002	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	924,400 / 924,400
					USE VALUE:	924,400 / 924,400
					ASSESSED:	924,400 / 924,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		HODGE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PAROYAN GREG/CHERYL		
Owner 2:			
Owner 3:			
Street 1:	8 HODGE ROAD		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	LOMBARDI JANET A -
Owner 2:	LOMBARDI CHARLES -
Street 1:	8 HODGE ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,670 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1961, having primarily Wood Shingle Exterior and 2113 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8670.000	448,300		476,100	924,400
Total Card	0.199	448,300		476,100	924,400
Total Parcel	0.199	448,300		476,100	924,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 437.59 | /Parcel: 437.5

Legal Description

User Acct 46596

GIS Ref

GIS Ref

Insp Date 10/08/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 074.0-0002-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	448,300	0	8,670.	476,100	924,400	924,400	Year End Roll	12/18/2019
2019	101	FV	361,000	0	8,670.	476,100	837,100	837,100	Year End Roll	1/3/2019
2018	101	FV	359,900	0	8,670.	408,100	768,000	768,000	Year End Roll	12/20/2017
2017	101	FV	359,900	0	8,670.	380,900	740,800	740,800	Year End Roll	1/3/2017
2016	101	FV	359,900	0	8,670.	326,400	686,300	686,300	Year End	1/4/2016
2015	101	FV	321,000	0	8,670.	292,400	613,400	613,400	Year End Roll	12/11/2014
2014	101	FV	321,000	0	8,670.	270,700	591,700	591,700	Year End Roll	12/16/2013
2013	101	FV	321,000	0	8,670.	258,100	579,100	579,100		12/13/2012

!6183!

PRINT

Date	Time
12/10/20	20:59:13

LAST REV

Date	Time
10/16/18	10:54:01
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6183

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LOMBARDI JANET	51342-362		6/23/2008		580,000	No	No		
LOMBARDI JANET	51024-156		4/14/2008	Family	100	No	No		
LOMBARDI CHARLE	23646-369		9/13/1993		1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/4/2014	1121	Solar Pa	19,000		9/4/2014			Install solar pane
3/6/2012	196	Wood Dec	10,000					replace decking ma
4/23/2010	351	Manual	16,000					DEMO KIT / RELOCAT
4/12/2010	295	Redo Kit	39,600					
8/4/2008	871	Re-Roof	5,995	C				
9/5/1997	525		100					DEMO 16X30 AGP

ACTIVITY INFORMATION

Date	Result	By	Name
10/8/2018	MEAS&NOTICE	CC	Chris C
7/1/2010	Info Fm Prmt	BR	B Rossignol
1/18/2009	Meas/Inspect	372	PATRIOT
4/10/2000	Inspected	263	PATRIOT
11/9/1999	Mailer Sent		
10/13/1999	Measured	263	PATRIOT
3/4/1994		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8670		Sq. Ft.	Site		0	70.	0.78	4									476,071						476,100	

Total AC/HA: 0.19904 | Total SF/SM: 8670 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 476,071 | Spl Credit | Total: 476,100

USER DEFINED

Prior Id # 1:	46596
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	PURPLE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	128.237
Other Features:	122500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	469919
Depreciation:	21616
Depreciated Total:	448303

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

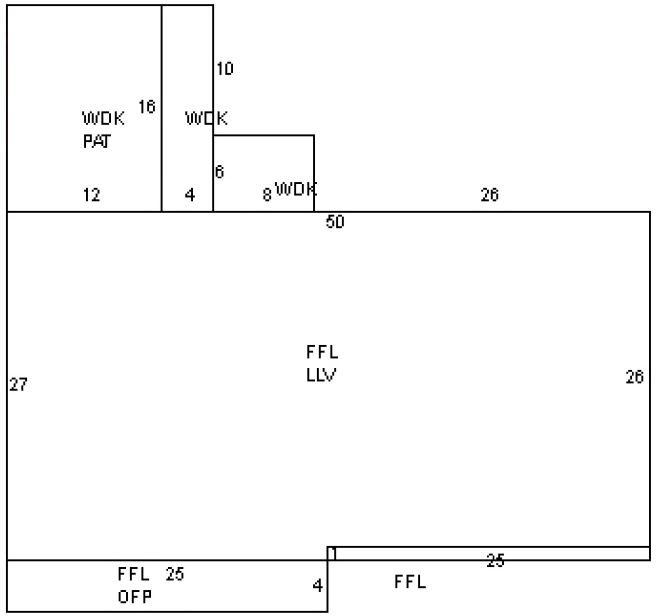
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	141.06
Special Features:	0	Val/Su Net:	132.99
Final Total:	448300	Val/Su SzAd	309.17

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,450	128.240	185,944
LLV	Lower Level	1,325	84.400	111,825
WDK	Deck	304	9.290	2,824
PAT	Patio	192	4.200	807
OFP	Open Porch	100	33.000	3,300

Net Sketched Area:	3,371	Total:	304,700
Size Ad	1450	Gross Are	3371	FinArea	2113
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

074.0-0002-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	